

PLANNING COMMISSION MINUTES

February 17, 1983

Minutes of the regular meeting of the Box Elder County Planning Commission held Thursday, February 17, 1983, at 7:00 p.m. Chairman Jerry Wilde was excused. Member Kent Newman acting as chairman. Members present were Kent Newman, Thomas M. Mower, Jay MacFarlane, and Commr. Don Chase. Exofficio Denton Beecher and Clerk Jay Hirschi were also present. Excused in addition to Jerry Wilde was Charles J. Kimber, and J. Glen Nelson.

There was one change to be made to the minutes of the meeting of January 20, 1983, under the heading of Jay MacFarlane Mobile Home Park as follows: he will pave his access road from 15500 North to the South edge of his mobile home park. A motion was made by Thomas M. Mower that the minutes of January 20, be so corrected and then be approved. Motion was seconded by Commr. Chase, and received unanimous approval.

J. RAY CAPENER MINOR SUB-DIVISION

Ralph Able, and members of his family, visited with the Planning Commission and presented a J. Ray Capener Minor Sub-Division plat, prepared by Onesco Engr. Inc. The Land is located North of Garland on 6000 West St. and 16800 North St., and contains approximately 23 acres with a $\frac{1}{2}$ mile frontage on 6000 West St. The 23 acres is divided into 9 lots and the plat describes several restrictions for the issuing of any building permits, which would also include the presenting of proof of suitable water and a certificate from the Health Department. It was also stated that the County will not oil the road along the frontage of the property. The road would remain a gravel road unless the owners of the property, or a sub-divider oiled the road. There is a home on one of the lots and the family wants to divide the property among the children. Commr. Don Chase made a motion that the plat be accepted as the concept and preliminary plan, and to authorize acting Chairman Kent Newman to sign the plat, then be presented to the County Commissioners at their next meeting for their approval. Motion was seconded by Jay MacFarlane and approved.

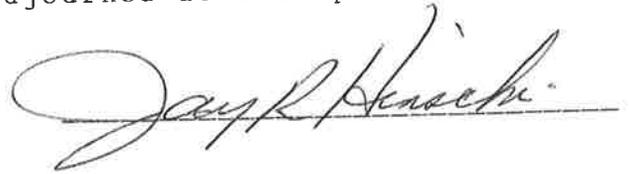
LOWELL LEMON ZONE CHANGE REQUEST FROM RR-5 TO RR-1

Denton Beecher presented an Application For Amending the Zoning Ordinance, received from Lowell Lemon with a description of the property to be considered. (Copy 1). Mr. Lemon was not present to explain the need for his request, other than what was stated on the application. Mr. Beecher said the property is located in the area of run-off water from the canyon and if any homes are built on the property, it may interfere with the flood study. Following a discussion, Commr. Chase made a motion that further study be made of the area in question by Surveyor Denton Beecher to determine if there would be any danger of flooding if houses are built on the property, and that it would not interfere with any proposed flood control projects. Motion was seconded by Thomas Mower with all in approval.

CRAIG CORBETT CONDITIONAL PERMIT FOR MOBILE HOME

Craig Corbett and wife visited with the Planning Commission to get permission to move their 14' X 70' trailer home on a lot in Riverside without putting it on a permanent foundation. They said they would live in the trailer home for at least 10 years while they are building a log home on the property. Mr. Corbett stated, if they had to put the trailer home on a permanent foundation, it would interfere with the construction of a septic tank, and would cost additional money. They requested permission to use a temporary foundation because they would be moving the foundation and the trailer home when they moved into their new home. The Corbetts were informed that a temporary foundation is in violation of the Mobile Home Ordinance, but suggested they meet with Rex Adams, Building Inspector, to get the minimum foundation requirements for a mobile home to meet the code. The Commission also said that whatever they could agree to with the inspector, it would be acceptable to them. Also that if they still have a big problem, after meeting with Rex Adams, to come and meet with the Planning Commission again for further discussion. (Copy 2).

No further business, meeting was adjourned at 8:20 p.m.

A handwritten signature in cursive script, reading "Jay R. Henrich", written over a horizontal line.

APPLICATION FOR AMENDING THE
ZONING ORDINANCE

Copy 1
Minutes 2-17-83

Fee Paid _____

Date: 2/14/83

I (we), the undersigned property owners, respectfully request that the Zoning Ordinance be amended by changing the zoning code from R-5

to R-1 because the property is surrounded by six R-1 areas.

i.e. Murray Blackwell, Lee Zinck, Ray Crowshaw, Richard Warren

Ned Fairbanks, Lemon Family Trust.

for the purpose of zoning for building lots because the ground

is unsuitable for agriculture. It is oak brush and rocks.

** The Planning Commission must review the request from the standpoint that changes in the Zoning Ordinance cannot be made unless it is in the best interest of the public generally and in conformity with the policies of the general or specific Master Plan.

Please answer the following questions: (Attach additional sheet for statements, if necessary.)

1. How is this proposal consistent with the policies of the general or specific Master Plan? The surrounding and adjacent properties are zoned R-1/

2. How will this proposal promote the health, safety, morals, convenience, order, prosperity, or welfare of the general public? _____

It will put the land to use for which it is suitable.

3. Names of all owners of property in the proposed amendment area and signatures of property owners as available (Planning Commission may require signatures of all property owners showing approval of proposed change).

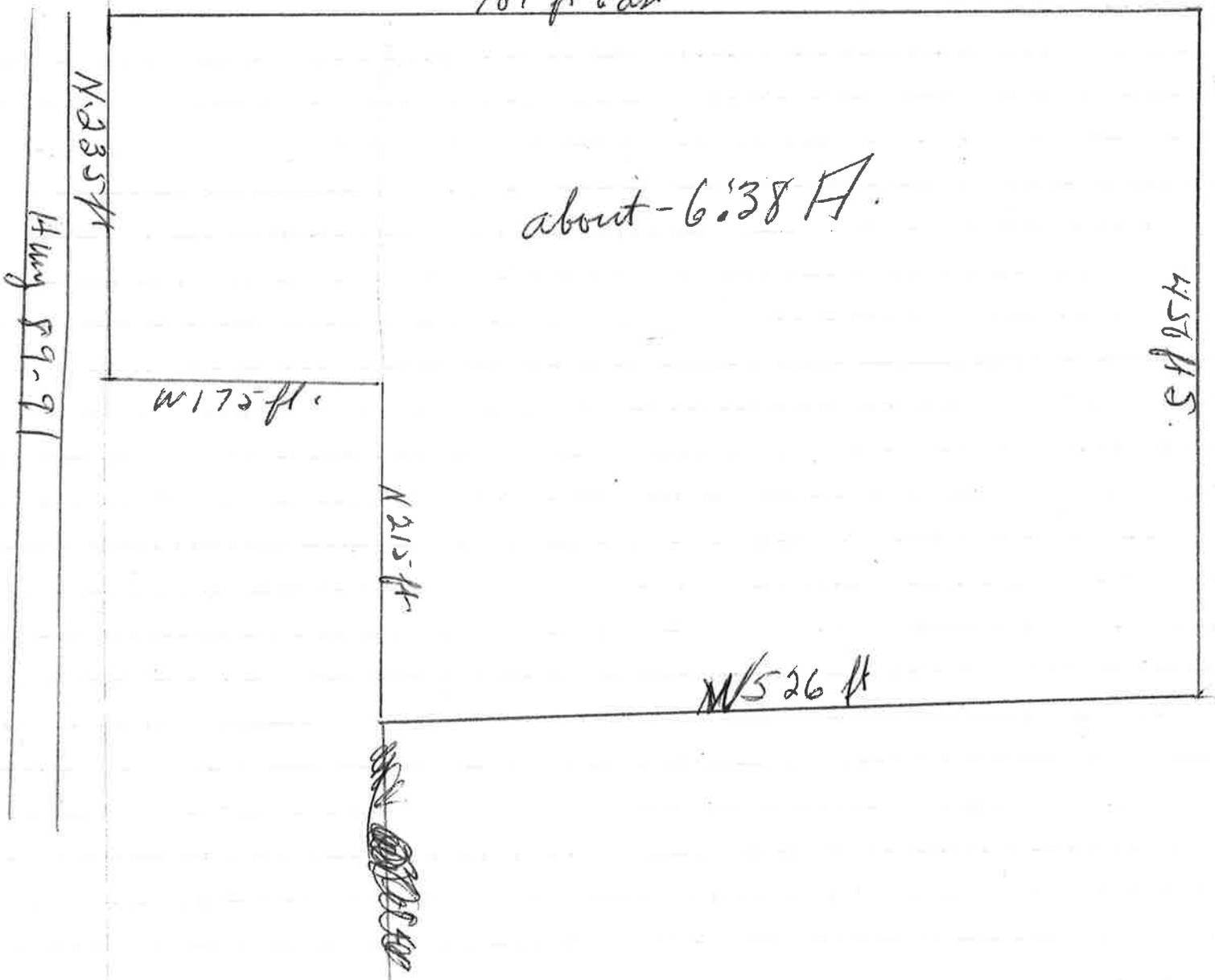
Name	Address	Phone	Approve	Disapprove
Lowell Lemon	7400 So. Hwy 89 Willard 84340	723-3561	X	
Ilene L. Tucker	679 So. Main Willard, ut.	723-2659	X	

Beg. 927 ft S + 2139 ft W of NE Cor. Sec 2
TWP 7N, S L. M. S.P. Pt.

Being on E RW Line of Hwy 89-91 thence E along
N Line of Grant's Land. 701 ft E to E line
of Grant's Land S. 450 thence W. 526 ft
thence N 215 ft. thence W 175 ft. thence N 235 ft
to beginning.

701 ft East

about - 6.38 A.



J. Craig &
Natalie H.
Corbett

Copy 2
minutes 2-17-83

Reasons for moving to Riverside

- 1- Land perfect for needs. (Close to work, etc.)
- 2- Be self sufficient.
- 3- To build our own home.
 - a. Give children opportunity to learn responsibility and work.
 - b. Not pay high interest rates.
- 4- Need no help to pay high medical bills for our son.

Reasons for asking for foundation Compromise

- 1- To allow for septic tank.
- 2- Cost as much for permanent trailer foundation as foundation for home. This defeats purpose of having trailer and puts ^{us} behind on building our house.
- 3- Must have land improved and living on it within 2 years from sale of Tremonton home for income tax purposes.

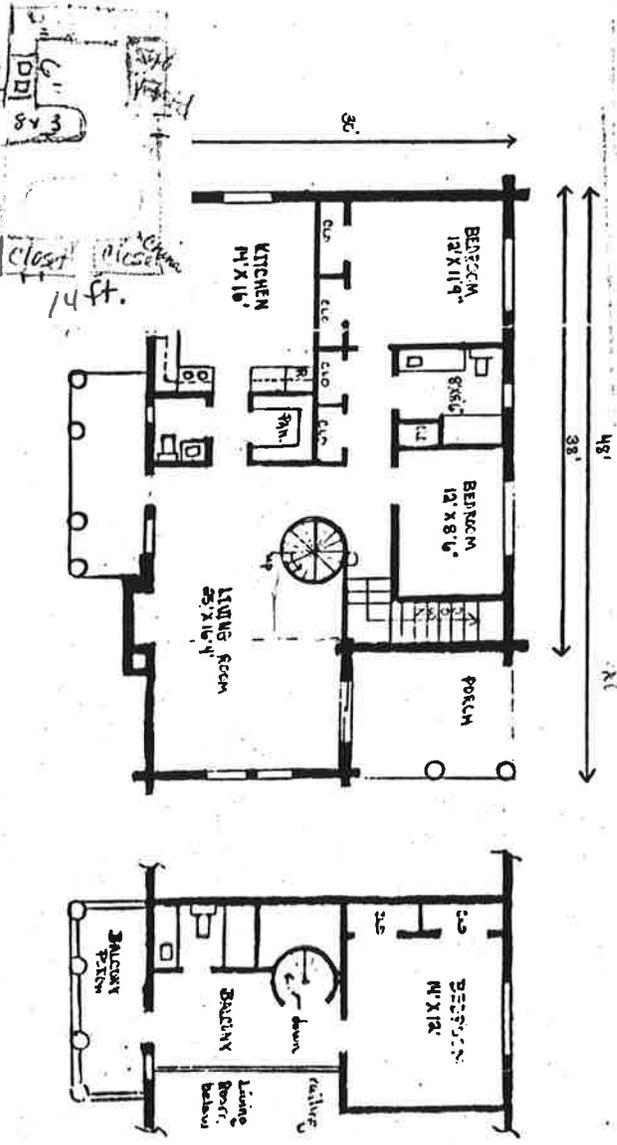
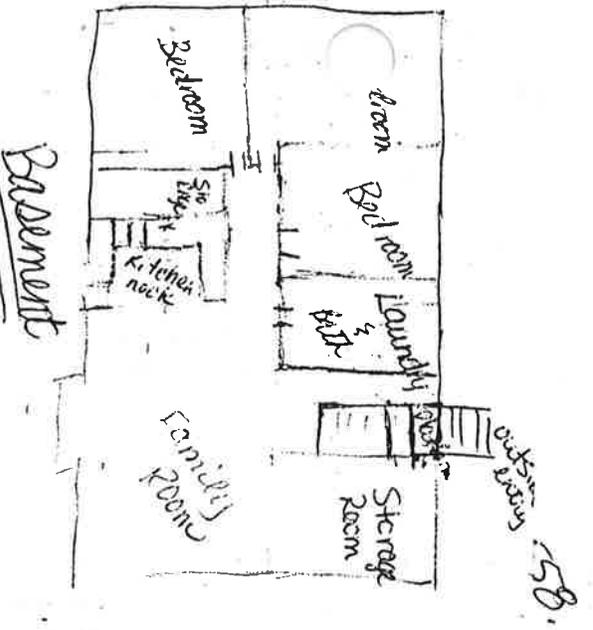
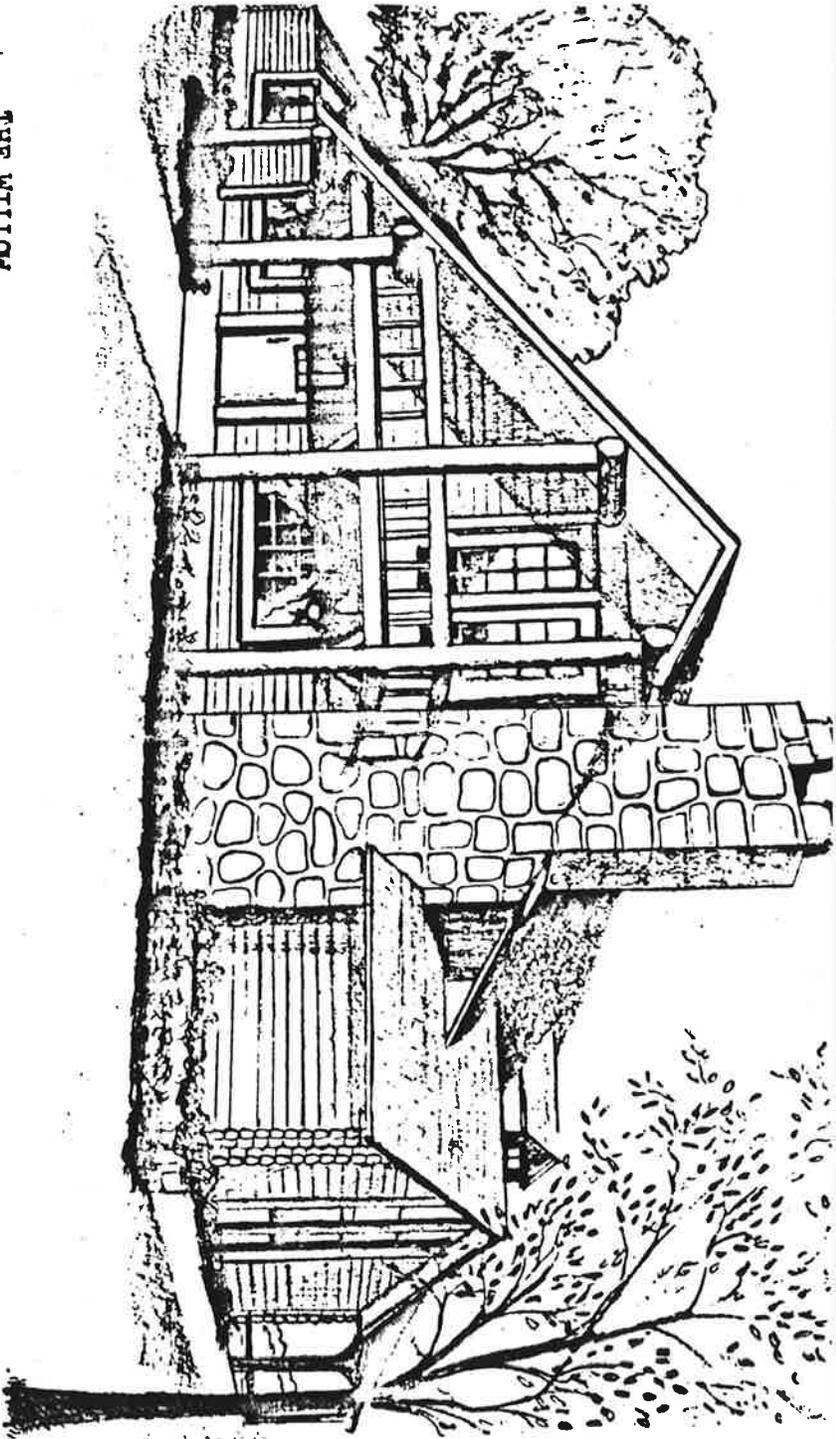
Will we actually build?

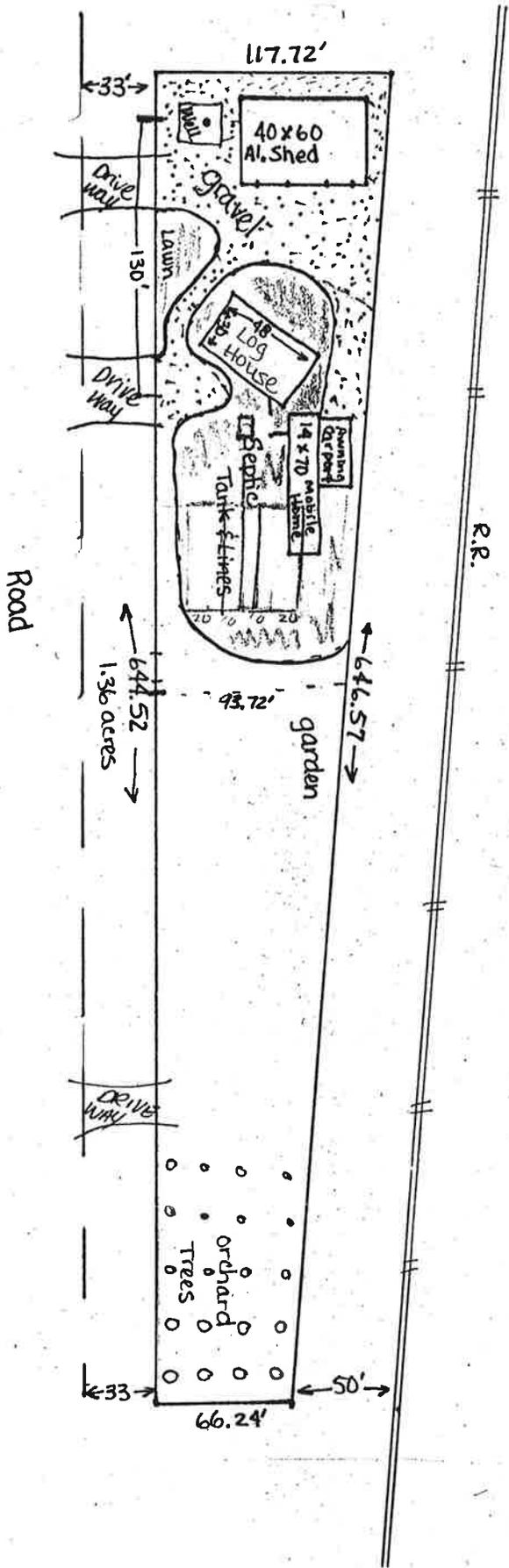
- 1- We are moving from a 4 bedroom, newly remodeled home with a finished full basement to a 3 bedroom trailer with half the room. YES We Will BUILD!!!
- 2- We are willing to sign an agreement stating a date and time that our house foundation must be started.

Home for
J. Craig's
Natalie Corbett

THE WILLOW

Main Floor 1,312 Sq. Ft.
Second Floor 466 Sq. Ft.





Septic Tank approval dated Feb. 17, 1983

Scale 1/8" = 8.05 feet

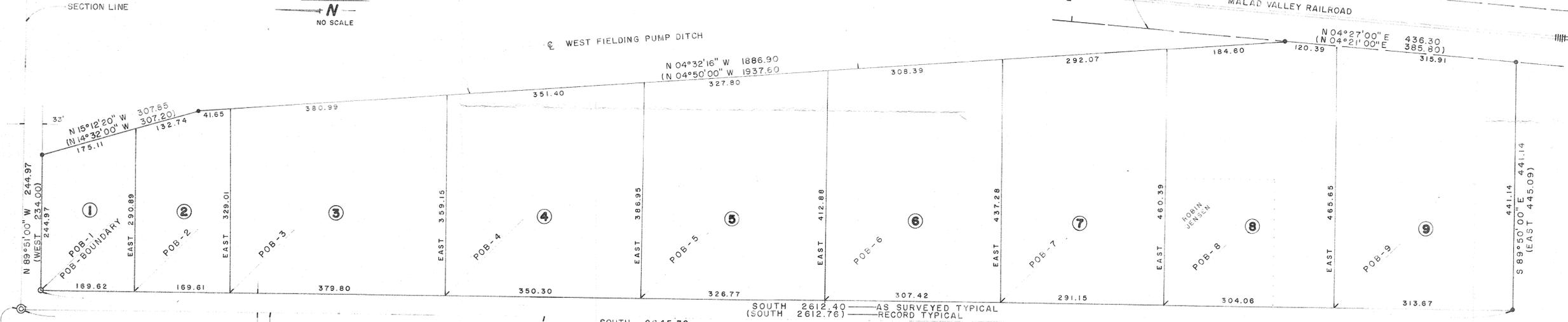
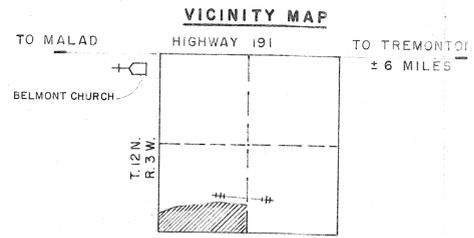
RIVERSIDE, UTAH

PART OF SECTION 2, T.12 N., R.3 W., S.L.B. & M.



16800 NORTH STREET

S 89°51'00" E



NW CORNER S. 2 T. 12 N. R. 3 W. S.L.B. & M. - B.E. CO. MONUMENT (R.R. SPIKE)

SW CORNER NW 1/4 S. 2 T. 12 N. R. 3 W. S.L.B. & M. - B.E. CO. MONUMENT (R.R. SPIKE)

AS SURVEYED TYPICAL RECORD TYPICAL

NOTE - (PARENTHESIS) = RECORD DATA.

NOTES:

- 1- BUILDING PERMITS WILL NOT BE ISSUED UNTIL A MINIMAL WASTE DISPOSAL SYSTEM AND A CULINARY WATER SOURCE IS APPROVED BY BOX ELDER COUNTY.
- 2- NOTICE TO ALL PROSPECTIVE BUYERS IN SUBDIVISION: THERE ARE FREQUENT SURFACE RUNOFF FLOODINGS IN THIS AREA. BOX ELDER COUNTY WILL NOT BE RESPONSIBLE FOR SUCH FLOODING. HOMES SHALL BE BUILT WITH THIS IN MIND AND NO BUILDING PERMITS WILL BE ISSUED FOR BUILDINGS IN THE PATH OF AN EXISTING WATER WAYS.
- 3- PROPERTY CURRENTLY OWNED BY ROBIN JENSEN WILL BECOME A PART OF PARCEL 8.

AS SURVEYED (TOTAL PARCEL)
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED S0°00'00"E 33.00 FEET ALONG THE SECTION LINE AND S89°51'00"E 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., THENCE S0°00'00"E 2612.40 FEET; THENCE S89°50'00"E 441.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE MALAD VALLEY RAILROAD; THENCE N4°27'00"E 436.30 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES: N4°32'16"W 1886.90 FEET, N15°12'20"W 307.85 FEET, THENCE N89°51'00"W 244.97 FEET TO THE POINT OF BEGINNING. CONTAINS 23.80 ACRES

RECORD DESCRIPTION (TOTAL)
 BEGINNING AT A POINT 33 FEET EAST AND 33 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, S.L.M., THENCE RUNNING SOUTH 2612.76 FEET; THENCE EAST 445.09 FEET; THENCE N4°21' EAST 385.80 FEET; THENCE N4°50'W 1937.6 FEET; THENCE N14°32'16"W 307.2 FEET; THENCE WEST 234 FEET TO A POINT OF BEGINNING, CONTAINING 23.32 ACRES, MORE OR LESS.

BY AUTHORITY OF THE OWNERS A SURVEY OF THE PART OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREINAFTER TO BE KNOWN AS: J. RAY CAPENER MINOR SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED.

PARCEL - 1
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 33.09 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 169.62 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 290.89 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N15°12'20"W 175.11 FEET ALONG SAID CENTERLINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE N89°51'00"W 244.97 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINS 1.04 ACRES

PARCEL - 2
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 202.71 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 169.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 329.01 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES: N4°32'16"W 41.65 FEET, N15°12'20"W 132.74 FEET, THENCE RUNNING WEST 290.89 FEET TO THE POINT OF BEGINNING. CONTAIN 1.22 ACRES

PARCEL - 3
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 372.32 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 379.80 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 359.15 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 380.99 FEET ALONG SAID CENTERLINE, THENCE WEST 329.01 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES

PARCEL - 4
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 752.12 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 350.30 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 386.95 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 351.40 FEET ALONG SAID CENTERLINE, THENCE WEST 359.15 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES

PARCEL - 5
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 1102.42 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 326.77 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 42.98 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 327.80 FEET ALONG SAID CENTERLINE, THENCE WEST 386.95 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES

PARCEL - 6
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 1429.19 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 307.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 437.28 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 308.39 FEET ALONG SAID CENTERLINE, THENCE WEST 412.88 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES

PARCEL - 7
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 1736.61 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 291.15 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 460.39 FEET TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 292.07 FEET ALONG SAID CENTERLINE, THENCE WEST 437.28 FEET TO THE POINT OF BEGINNING. CONTAINS 3.00 ACRES

PARCEL - 8
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 2027.76 FEET ALONG THE SECTION LINE AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 304.06 FEET ALONG SAID EAST RIGHT-OF-WAY LINE, THENCE EAST 465.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE MALAD VALLEY RAILROAD, THENCE N4°27'00"E 120.39 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE CENTERLINE OF THE WEST FIELDING PUMP DITCH, THENCE N4°32'16"W 184.60 FEET ALONG SAID CENTERLINE, THENCE WEST 460.39 FEET TO THE POINT OF BEGINNING. CONTAINS 3.27 ACRES

PARCEL - 9
 PART OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M: BEGINNING AT A POINT LOCATED SOUTH 2331.82 FEET AND EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 2, T12N, R3W, SLB & M., POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF THE COUNTY ROAD, THENCE SOUTH 313.67 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT WHICH IS S89°50'00"E 33.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, T12N, R3W, SLB & M., THENCE S89°50'00"E 441.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE MALAD VALLEY RAILROAD, THENCE N4°27'00"E 315.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, THENCE WEST 465.65 FEET TO THE POINT OF BEGINNING. CONTAINS 3.27 ACRES

PLANNING COMMISSION APPROVAL

APPROVED THIS 17TH DAY OF FEBRUARY, A.D., 1983 BY THE BOX ELDER COUNTY PLANNING COMMISSION.

Kent Neuman
 CHAIRMAN

APPROVAL AND ACCEPTANCE

PRESENTED TO THE BOX ELDER COUNTY COMMISSION THIS 22ND DAY OF FEBRUARY, A.D., 1983 AT WHICH TIME THIS MINOR SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST BY: *Judy Hinrich* CLERK *Paul J. Olson* CHAIRMAN

COUNTY SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND TO FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

FEBRUARY 16, 1983 DATE
Denton H. Becher COUNTY SURVEYOR

Onesco Engineering, Inc.

105 Skyline Drive • Brigham City, Utah 84302
 (801) 723-7498 or 399-1224

DRAWN:	DATE:	APPROVED:	DRAWING NO.:
CHECKED:	SCALE:		

1-21-83 DATE
O. Neil Smith
 O. NEIL SMITH